RESEARCH PLAZA

MEDICAL OFFICE/FULLY BUILT OUT DENTAL SUITE

5410 POWERS CENTER POINT
COLORADO SPRINGS, CO 80920

FOR SALE/LEASE

Demographics	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	11,611	85,517	178,291
Households			
2019 Est. HHs	3,565	30,831	66,616
2019 Est. Avg. HH Income	$128,051	$116,429	$104,107

	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	22,011	117,191	230,548
2019 Est. HHs	6,937	41,970	87,135
2019 Est. Avg. HH Income	$127,621	$110,700	$102,828

Source: 2019 US Estimate, All Rights Reserved, Alteryx, Inc.

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OLIVE REAL ESTATE GROUP, INC.

PAUL RUBLEY
Healthcare Advisory

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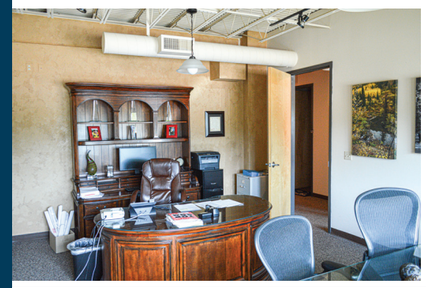
PROPERTY DETAILS

Lease Rate: 1st Floor	2,200 SF $18/RSF NNN 1,260 SF $17/RSF NNN
Price:	Contact Broker for Info
Building Size:	14,298 SF
Available Space:	4,427 SF
Zoning:	PBC AO (Planned Business Center)
Year Built:	2004

COMMENTS

- Located off of Powers Boulevard & Research Parkway on the north end of Colorado Springs
- Near Memorial Hospital North and Penrose St. Francis Hospital



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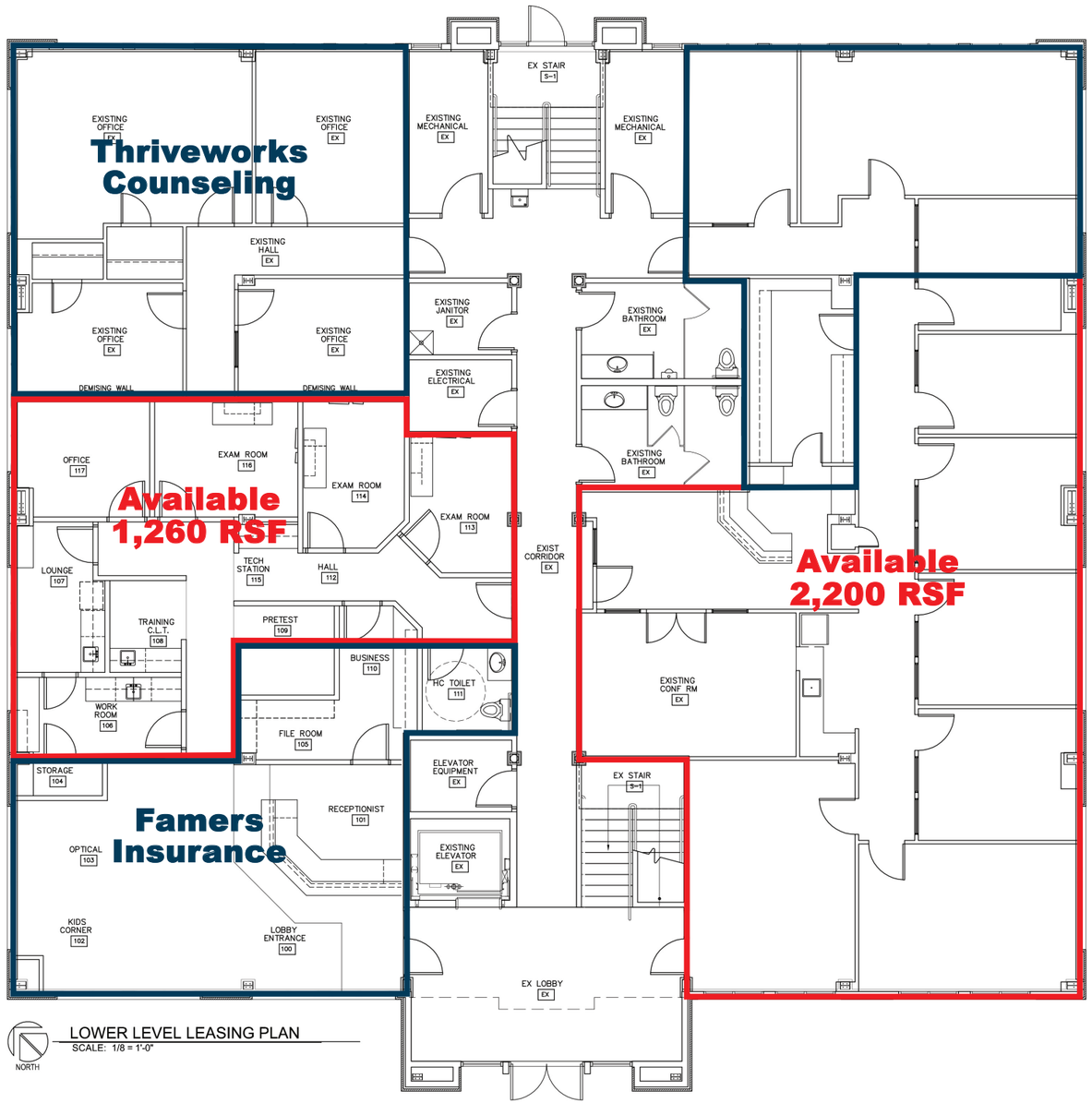
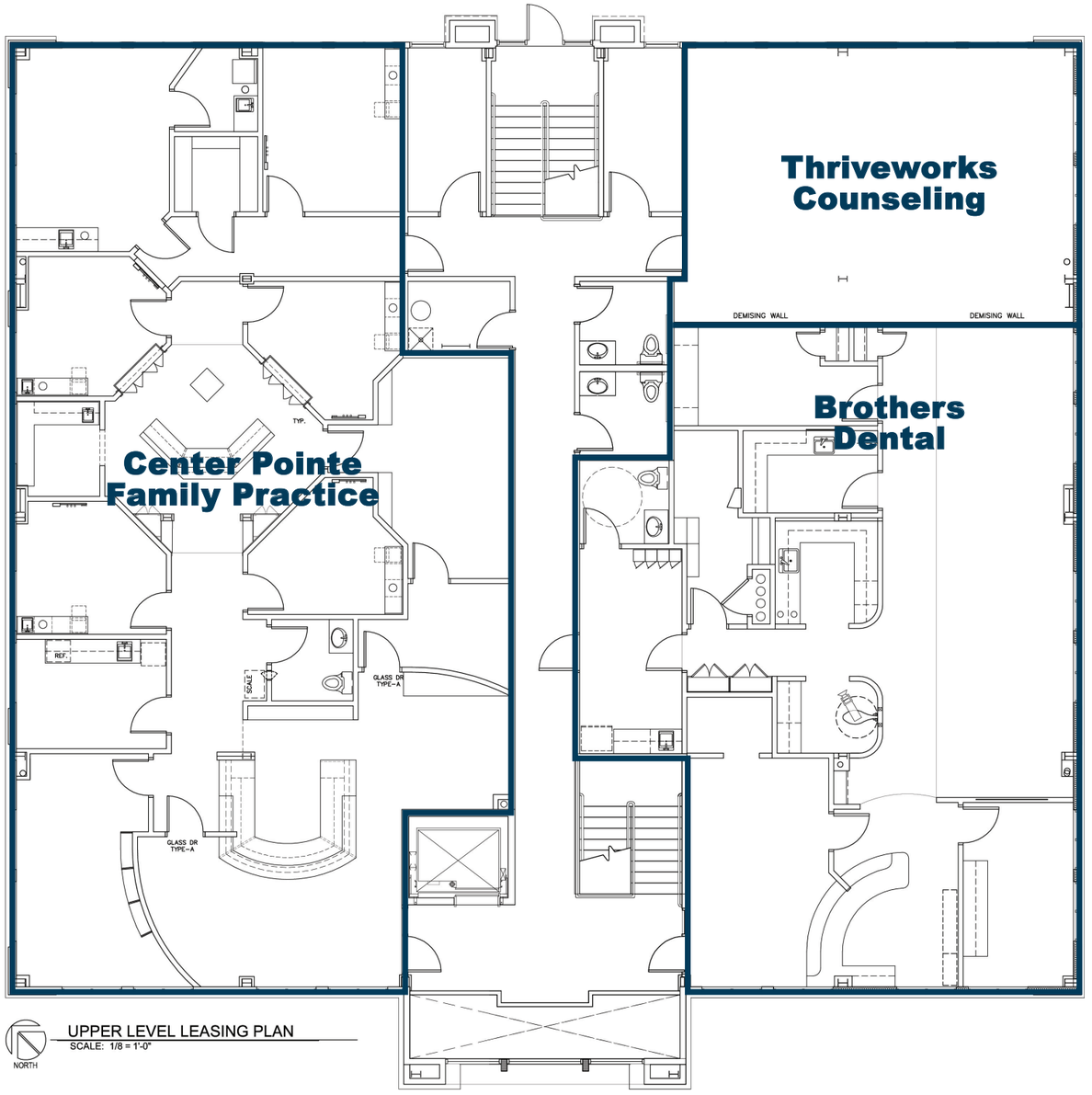
LOWER LEVEL



LOWER LEVEL LEASING PLAN
SCALE: 1/8 = 1'-0"

* Subject to change.

UPPER LEVEL



UPPER LEVEL LEASING PLAN
SCALE: 1/8 = 1'-0"

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